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| | South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1) | Plan Register No. S96A/0497 |
| 1. Location | Crockaunadreenagh, Redgap, Rathcoole. | |
| 2. Development | Single storey dwelling with septic tank and incorporating small swimming pool, games room, gym and detached garage. | |
| 3. Date of Application | 18/09/96 | Date Further Particulars (a) Requested (b) Received |
| 3a. Type of Application | Permission | 1. 27/09/96 1. 04/10/96 2. 2. |
| 4. Submitted by | Name: Oliver Ganly Dip. Arch. Address: St. Anthony's, Ballydowd, | |
| 5. Applicant | Name: Address: | |
| 6. Decision | O.C.M. No. 0084 Date 16/01/97 | Effect RP REFUSE PERMISSION |
| 7. Grant | O.C.M. No. Date | Effect RP REFUSE PERMISSION |
| 8. Appeal Lodged | 17/02/97 | Written Representations |
| 9. Appeal Decision | 16/06/97 | Refuse Permission |
| 10. Material Contravention | | |
| 11. Enforcement | Compensation | Purchase Notice |
| 0 | 0 | 0 |
| 12. Revocation or Amendment | | |
| 13. E.I.S. Requested | E.I.S. Received | E.I.S. Appeal |
| 14. Registrar | Date | Receipt No. |

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| 3a. Type of Application | Permission | 1. 27/09/96 2. | 1. 04/10/96 2. |
| 4. Submitted by | Name: Oliver Ganly Dip. Arch. Address: St. Anthonys, Ballydowd, | | |
| 5. Applicant | Name: Mr. & Mrs. Ken Meredith. Address: 28, Monastery Drive, Clondalkin, Dublin 22. | | |
| 6. Decision | O.C.M. No. 0084 Date 16/01/97 | Effect RP REFUSE PERMISSION | |
| 7. Grant | O.C.M. No. Date | Effect RP REFUSE PERMISSION | |
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AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

County South Dublin

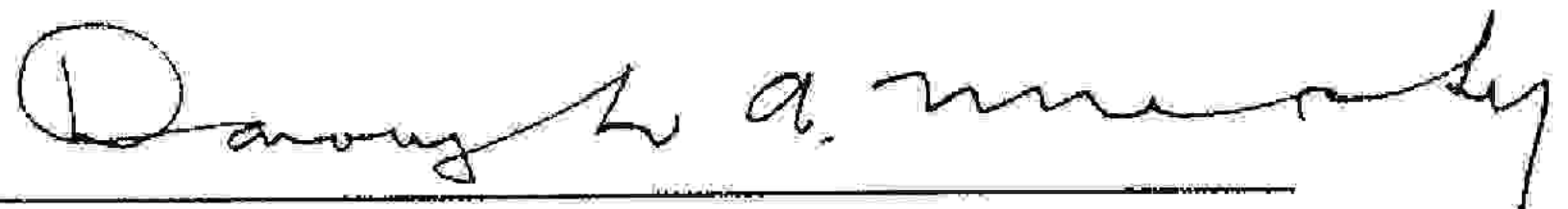
Planning Register Reference Number: S96A/0497

APPEAL by Ken and May Meredith care of Bart P. J. Keaney of 4 Brooklawn, Mount Merrion Avenue, Blackrock, County Dublin against the decision made on the 16th day of January, 1997 by the Council of the County of South Dublin to refuse permission for development comprising the erection of a single storey dwelling with septic tank and incorporating small swimming pool, games room, gym and detached garage at Crockaunadreenagh, Redgap, Rathcoole, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1993, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The site of the proposed development is located in an area designated as an area of high amenity with the zoning objective 'G' "to protect and improve high amenity areas" as expressed in the current development plan for the area. It is the policy of the planning authority, as set out in the plan, that housing will only be permitted in areas of high amenity where the applicant is a native of the area and can demonstrate a genuine need for housing in the area and subject to other development control objectives. It is considered that the proposed development would contravene materially this policy, which is considered to be reasonable, and would, therefore, be contrary to the proper planning and development of the area.
2. The proposed development, by reason of its scale and elevated location, would create a visually prominent feature on the landscape which would be out of character and would seriously injure the visual amenity of this rural area. The proposed development would, therefore, be contrary to the proper planning and development of the area.

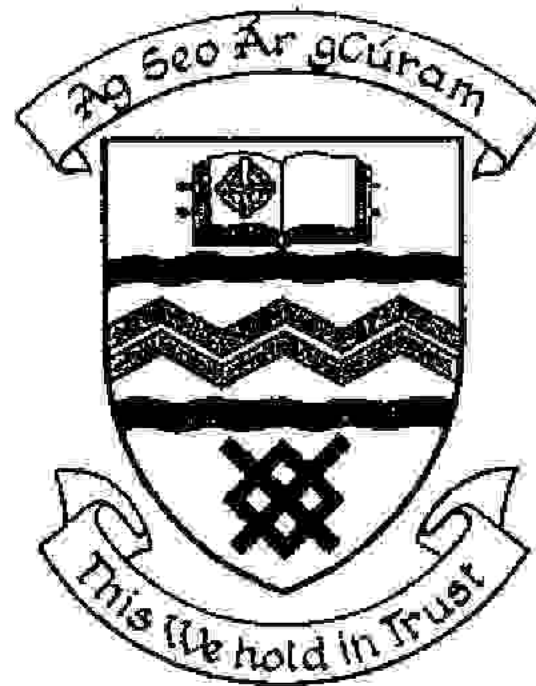


Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 16th day of June 1997.



SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS



Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-462 0000
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PLANNING
DEPARTMENT
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Dublin 24.

Telephone: 01-462 0000
Fax: 01-462 0104

NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

| | |
|------------------------------|---------------------------|
| Decision Order Number 0084 | Date of Decision 16/01/97 |
| Register Reference S96A/0497 | Date 18th September 1996 |

Applicant Mr. & Mrs. Ken Meredith.

Development Single storey dwelling with septic tank and incorporating
small swimming pool, games room, gym and detached garage.

Location Crockaunadreenagh, Redgap, Rathcoole.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received 27/09/96 /04/10/96

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to REFUSE PERMISSION in respect of the above proposal.

for the (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

..... 16/01/97
for SENIOR ADMINISTRATIVE OFFICER

Oliver Ganly Dip. Arch.
St. Anthony's,
Ballydowd,
Lucan,
Co. Dublin.

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REG REF. S96A/0497

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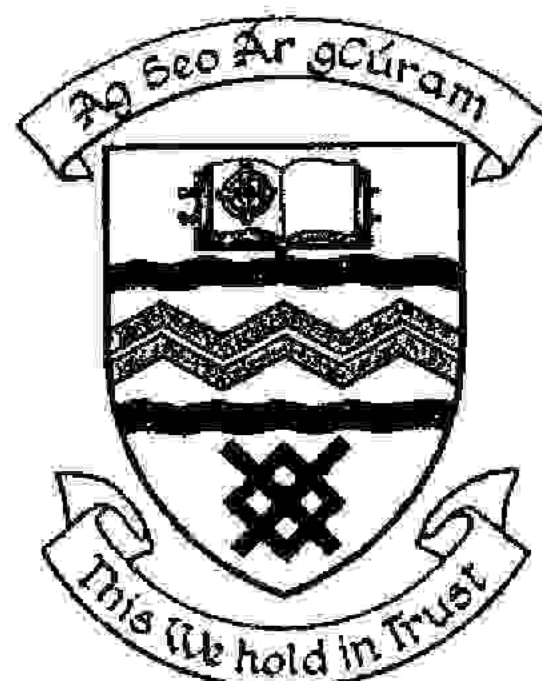
Telephone: 01-462 0000

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Reasons

- 1 The site of the proposed development is located in an area designated as an area of high amenity where the zoning objective in the 1993 Dublin County Development Plan is "to protect and improve high amenity areas". It is the policy of the Council to restrict housing development in the area to natives of the area with a genuine housing need. The proposed development would, therefore, contravene materially the said zoning objective of the Development Plan and be contrary to the proper planning and development of the area.
- 2 The proposed development would result in the encroachment of random housing on an elevated site where views of the development would be exposed in a westerly direction. The proposed development would be an unduly obtrusive feature on the landscape which would be out of character with and seriously injure the visual amenity of this rural area. The development would, therefore, be contrary to the proper planning and development of the area.

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LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

| | |
|------------------------------|--------------------------|
| Order Number 1909 | Date of Order 27/09/96 |
| Register Reference S96A/0497 | Date 18th September 1996 |

Applicant Mr. & Mrs. Ken Meredith.

Development Single storey dwelling with septic tank and incorporating small swimming pool, games room, gym and detached garage.

Location Crockaunadreenagh, Redgap, Rathcoole.

Dear Sir/Madam,

An inspection carried out on 25/09/96 has shown that the site notice erected in respect of your planning application does not comply with the requirements of the Local Government (Planning and Development) Regulations, 1994 as the site notice is not erected in a conspicuous position and is illegible from the public road. Before this application can be considered, you must erect a new notice on the site or structure, and submit the following to this Department:

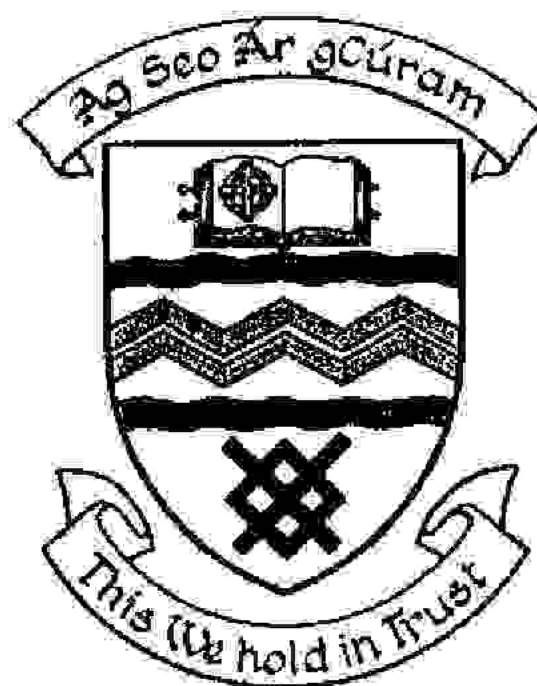
- (a) a copy of the text of the notice
- (b) a plan showing the position of the notice on the land or structure
- (c) a statement of the date on which the notice is erected

The notice must be maintained in position for at least one month and must fulfil the following conditions:-

- 1. Must be durable material
- 2. Must be securely erected in a conspicuous position easily visible and legible by persons using the public road
- 3. Must be headed "Application to Planning Authority."
- 4. Must state:
 - (a) Applicant's name

Oliver Ganly Dip. Arch.
St. Anthony's,
Ballydowd,
Lucan,
Co. Dublin.

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- (b) whether application is for Permission, outline Permission, or Approval.
- (c) nature and extent of development including number of dwellings (if any)
- (d) that the application may be inspected at the Planning Department, South Dublin County Council, Town Centre, Tallaght, Dublin 24.

No further consideration will be given to this application until you comply with these requirements.

Yours faithfully,

.....
for Senior Administrative Officer.

27/09/96